

CITY OF WESTMORLAND  
2005 ANNUAL  
GENERAL PLAN  
REPORT

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**I. Introduction**

City of Westmorland  
Annual General Plan Report  
December, 2005

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Section 65400 of the Public Resources Code requires that local agencies prepare annual reports regarding the status of General Plans. This Report which covers the reporting period from July 1, 2004 to June 30, 2005, has been prepared to satisfy that requirement.

## **II. Summary**

Since the City is a rural, low-income community with a population of 2,444, the activity for most elements of the General Plan is minimal. However, some activity occurred in the single-family residential unit category with four (4) permits being issued during the year.

## **III. Land Use Element Activity**

In order to implement some of the General Plan goals, a parcel located at 181 South "G" Street was designated for R-3 (apartment) density for the development of a 65-unit apartment complex. A minor General Plan Amendment and Zone Change was processed by the applicant.

## **IV. Circulation Element Activity**

Funding for some pedestrian improvements was obtained through Imperial Valley Association of Governments to construct sidewalk and handicap ramps at several locations on City streets. The City also contributes to IVAG for the provision of transit services.

A Bicycle Master Plan was prepared and adopted using IVAG funding.

## **V. Housing Element Activity**

### **A. Summary**

During the course of the year, four new single-family residences were completed. Two were funded under the USDA RD 502 program, and the other two new single family residences were completed with private funds.

The City of Westmorland continues to seek and obtain a variety of housing grants to implement the acquisition and rehabilitation programs in the Housing Element.

SCAG's Regional Housing Needs Assessment calls for Westmorland to develop the following number of residential units, over a period of 5 years, by income category:

- Very Low 7
- Low 8
- Moderate 7
- High 12

The City has met the requirement for all levels of income in past years except for the High Income category. During this year, two (2) of the single family residential units fit the Low category and two (2) single family units are Very Low category units.

#### B. Goals and Policies Activity

1. Goal #1 calls for the City to improve and conserve the existing affordable housing stock.
  - Policy #1 commits the City to pursuing grants for housing rehabilitation. A Housing Rehabilitation Grant application was submitted and award notice was received by the City. The grant is multi-year grant for fiscal years 05, 06, and 07.
  - Implementation of Policy #2 includes door-to-door contact of families whose homes show signs of a need for improvement and fliers are sent by mail to all residents of the City.
  - Imperial Valley Housing Authority continues to provide Section 8 assistance which implements Policy #3.
  - Under Policy #4, the City will assist in obtaining state or federal funds for housing development.
2. The purpose of Goal #2 is to encourage and promote the development of units for all income levels of the community.
  - Policy #1 allows the City to provide incentives for single and multi-family units for lower income households.
  - Policy #2 was implemented through rental rates structured to meet low/very low income rents for a period of 55 years at the family apartment complex which was constructed in 2004.
  - The City permits pre-manufactured homes for residential units under the 1997 Uniform Building Code in order to implement Policy #3.
  - A second-unit ordinance was adopted into the City's Zoning Code per Policy #4.
  - Planning Commission amended the Zoning Code by reducing the minimum lot size for R-1 residential from 7000 sq. ft. to 6000 sq. ft. to carry out Policy #5.
  - Under Policy #6, the City applies for State and Federal funding on an annual basis.
  - The Planning Commission considers projects on an individual basis to provide flexibility as stipulated in Policy #7.
  - The City has made concerted efforts during the course of the year to attract developers who will construct a range of housing products to meet the needs addressed by Policy #8.
3. Goal #3 deals with housing discrimination and equal housing opportunities.

- Policy #1 is implemented through the grant funds obtained by the City for large families who wish to construct room additions.
  - Policy #2 requires the City to enforce Fair Housing Laws. While there have not been any complaints received by the City, it does enforce those laws.
  - Pursuant to Policy #3, the City has adopted anti-discriminatory regulations.
  - Policy #4, obligating the City to assist private and public projects to provide for special needs households, will assist in the construction of handicap-accessible units with state funds.
4. Goal #4 relates to infrastructure deficiency correction.
- The City has not yet prioritized residential infrastructure needs through the RDA.
  - As provided in Policy #2, the City hired a consultant to prepare a Service Area Plan which was completed in April 2005.
  - Provisions of Policy #3 for land write-downs have not yet been developed.
5. Goal #5 provides citizens the opportunity to be involved in the process.
- Under Policy #1, the City conducts noticed public meetings where residents are encouraged to participate.
  - The City regularly mails informational bulletins to the entire community regarding housing opportunities as fulfillment of Policy #2.
  - Policy #3 is implemented by publication of Spanish fliers as well as by having a translator available at public meetings and private interviews.

#### C. Programs and Plans of Action Activity

1. Actions for identifying adequate sites  
Review of current stock of undeveloped land is done on an “as-needed” basis.
2. Programs for affordable housing units  
Density bonus: the City has not yet adopted a density bonus provision.
3. HOME Program  
The City assists developers in obtaining HOME funds.
4. Federal Housing Administration  
No activity was conducted with FHA this year.
5. Veterans Administration Loan Program  
No veterans loans were processed this year.
6. USDA RD Section 502 Program  
Information regarding this program is made available to the public.

7. Removal of Governmental Constraints

All construction methods and materials approved under the 1997 UBC are accepted by the City. Pre-manufactured/modular homes are permitted by the City.

8. Programs to Preserve/Improve Existing Housing Stock

A three-year CDBG Housing Rehabilitation grant was obtained by the City and will be implemented over the next three years.

9. Redevelopment Agency Set-Aside Funds

While CDBG grant funds have been obtained and utilized for rehabilitation of affordable housing, no RDA funds have been expended for that purpose yet.

10. Section 8 Rental Assistance

Imperial Valley Housing Authority continues to make Section 8 assistance available to eligible individuals.

11. Monitor Units At-Risk

This is done through review and interviews with applicants who apply for housing assistance program funds.

12. Promotion of Equal Housing Opportunity

Public meetings, individual interviews, and published materials are included in the City's overall housing program. This is carried out largely through the various CDBG housing grant activities.

## **VI. Conservation and Open Space Element**

The City of Westmorland requested the United States Bureau of Reclamation to design and construct a "constructed wetland" that will receive treated wastewater in an effort to conserve water resources as well as to implement state and federal laws and goals. The project was constructed during 2005. No activity occurred in the area of agricultural or historical preservation during 2003-2004.

## **VII. Safety Element Activity**

All building permits issued during the 2003-2004 reporting period required structures to meet the 1997 UBC seismic provisions.

## **VIII. Noise Element Activity**

No activity was conducted regarding the Noise Element during 2003-2004.

## **IX. Conclusion**

The City has taken several major steps toward implementing the goals and policies of its General Plan over the past five years. Those steps include adoption of an R-3 zone, reduction of zoning restrictions to promote affordable housing, completion of the Service Area Plan, and securing financial assistance through State and Federal agencies for affordable housing projects.

A family apartment project was constructed in 2004 and is subject to a 55-year rent control agreement that will maintain rent rates for eligible low-income residents.

City Council has updated the Sphere of Influence and Zoning Code. The City has received applications for both commercial and residential development that will occur in the near future.

## Anda Draghici

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**From:** Joel Hamby [joelhamby@adelphia.net]  
**Sent:** Wednesday, December 28, 2005 9:16 AM  
**To:** Anda Draghici  
**Cc:** westcityusa@ivol.net  
**Subject:** Re: Work Force Housing Grant and your Annual Progress Report to the Housing Element

Anda,

I have attached the annual report (fy 04-05) for the City of Westmorland.

Joel

----- Original Message -----

**From:** Anda Draghici

**To:** Bryan Speegle - Orange County ; Burbank - Maribel Leyland ; Robert Williams -Calexico ; Dave Alkema ; Irvine - Cynthia Ricks-Maccotan ; Josh Kawasaki - Orange County ; Los Angeles - Sally Richman ; Santa Barbara City - Simon Kiefer ; jsorianopublicworksplanner@calipatria.com ; planningdept@ci.camarillo.ca.us ; srepp@carson.ca.us ; jlim@comptoncity.org ; planning@culvercity.org ; kchristensen@elsegundo.org ; rpayne@ci.fillmore.ca.us ; Susan1@ci.garden-grove.ca.us ; kikari@ci.gardena.ca.us ; citycontact@cityoflamirada.org ; planning@cityofindustry.org ; publicwksdirector@cityofimperial.org ; gyamachika@lapuente.org ; hal@ci.la-verne.ca.us ; sdrapkin@lagunabeachcity.net ; info-LN@ci.laguna-niguel.ca.us ; lbarr@lagunawoodscity.org ; gackerman@ci.lake-forest.ca.us ; oginoza@lawndalecity.org ; rthompson@ci.manhattan-beach.ca.us ; agriselle@ci.monrovia.ca.us ; rhamada@montereypark.ca.gov ; apehoushek@cityoforange.org ; rbruckner@ci.pasadena.ca.us ; webfeedback@pico-rivera.org ; gbrown@ci.port-hueneme.ca.us ; aaron.jones@redondo.org ; bjohnson@cityofrosemead.org ; Buellg@san-clemente.org ; Lstevens@ci.san-dimas.ca.us ; mgarrison@sfcity.org ; pbrotzman@santa-clarita.com ; BobOrpin@santafesprings.org ; info@ci.santa-paula.ca.us ; cdd@toaks.org ; CDDINFO@TorrNet.com ; RFriesen@ci.walnut.ca.us ; Skeene@weho.org ; Bobt@wlv.org ; kchristiansen@yorba-linda.org ; kgraham@cityofsrn.org ; bludicke@cityoflancastrca.org ; ilona\_arends@ci.pomona.ca.us ; Anaheim - Eduardo Hernandez ; dbutler@ci.arcadia.ca.us ; blay@ci.westminster.ca.us ; lisa\_heep@lahabracity.com ; Julia@cityofmaywood.com ; casias@ci.ojai.ca.us ; blee@bellflower.org ; Westmorland - Joel Hamby

**Sent:** Tuesday, December 27, 2005 2:29 PM

**Subject:** Work Force Housing Grant and your Annual Progress Report to the Housing Element

Hello, Everybody!

Just a quick reminder that the Annual Progress Report covering calendar year 2004 or fiscal year 2004-2005 should be submitted to us via mail, **email or fax, by December 31, 2005**, to meet one of the eligibility requirements for the Workforce Housing Grant!

For your convenience, I attached the format here.

Looking forward to receiving from you!

Best Regards,

Anda Draghici  
 Housing Policy Analyst  
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 Fax:(916) 327-2643

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